

Southfield's Next Generation Office & Lab Campus

26555
Northwestern
Hwy

SOUTHFIELD
MICHIGAN

FOR LEASE
14,000 to 120,000 SF



CBRE



Property Features

- **14,000 SF - 120,000 SF Available in Best-In-Class HQ & Tech Center**
- **Prominently Located, Highly Visible Signage Available**
- **Grade Level Door Access in Lab Areas**
- **Outdoor Dining Area, Common Café with Delivered Food Service, and Tenant Lounge**
- **350 Seat Auditorium**
- **Common Conferencing Center**
- **Underground Executive Parking**
- **Building Signage and Monument Signage Available**
- **Common Lobby with Seating and Collaboration Areas**



- **Join Marelli and Open Dealer Exchange**
- **Building Designed by Giffels & Rosetti**

Where Innovation Goes to Work

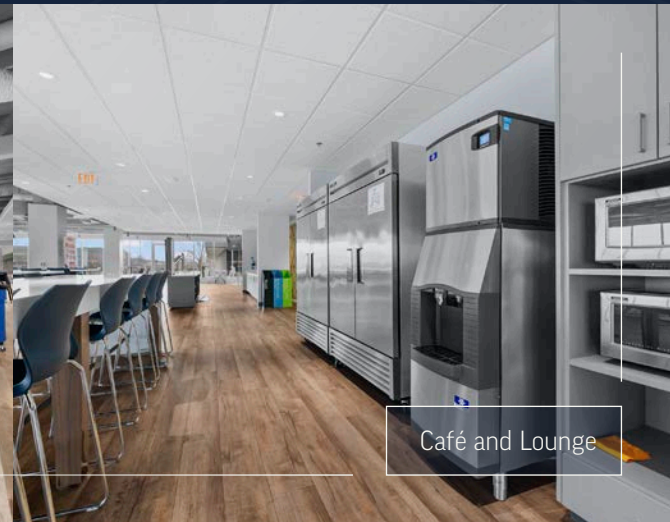
26555 Northwestern Highway is a best-in-class workplace campus offering market leading office and automotive laboratory space. With exceptional amenities, robust infrastructure, and a strategically connected Southfield location, the property supports collaboration, innovation, and long term growth.



Expansive Interior Areas Ideal for Collaborative Workspaces and Gatherings

**Designed for
Innovation.**

**Built for
Performance.**



Café and Lounge



350-Person Stadium Style Seating Auditorium



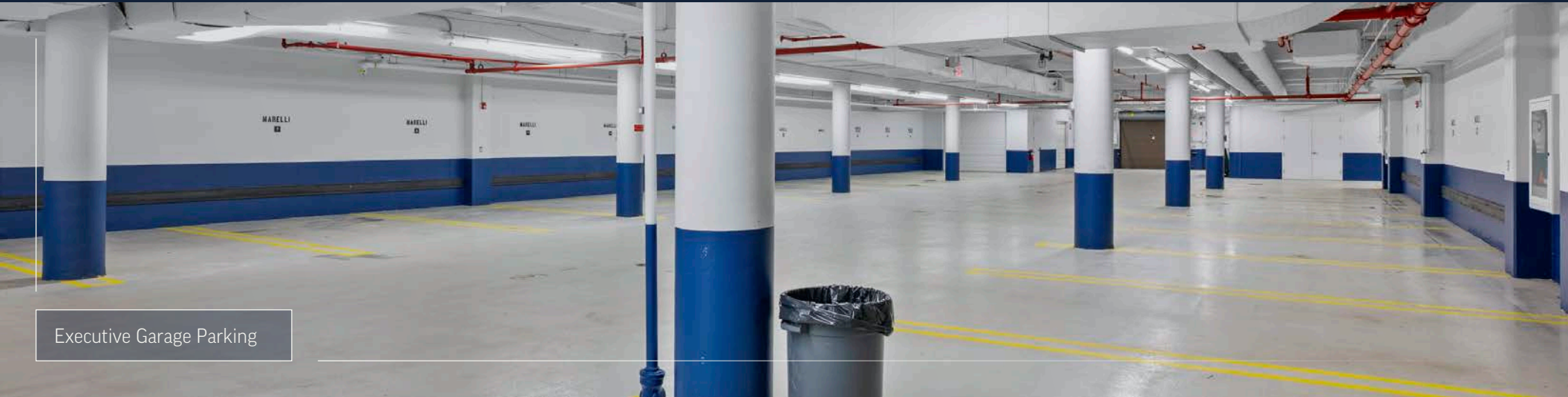
All Glass Lobby and Floor to Ceiling Windows Allows for Natural Lighting



Large Landscaped Outdoor Gathering and Collaborative Spaces

Designed for
Innovation.

Built for
Performance.



Executive Garage Parking

Building Shared Spaces

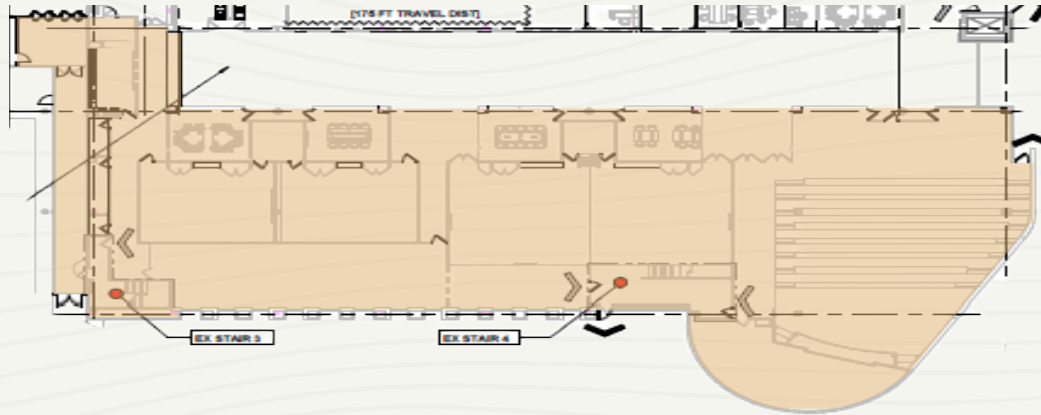


Common Conferencing Center and Auditorium

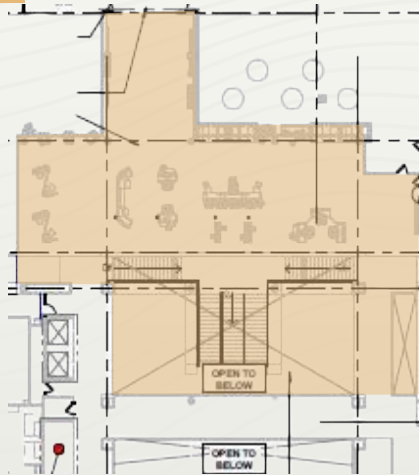
Auditorium: 350 Seats

Conference Rooms:
 Extra Large (2): 30 Seats
 Extra Large (2): 16 Seats
 Large (4): 12 Seats
 Medium (1): 10 Seats
 Small (3): 8 Seats

Total: 12 Common Rooms



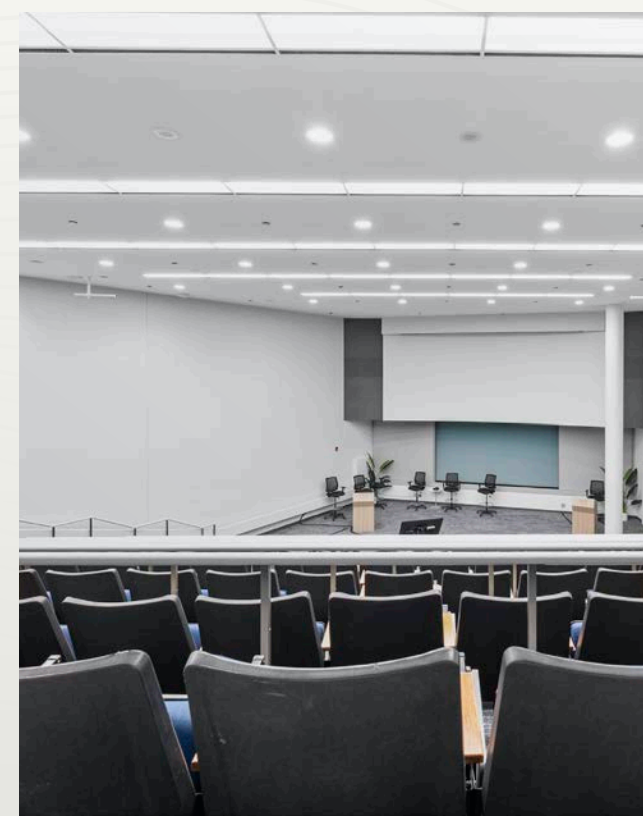
Lobby



Cafeteria and Common Conferencing Rooms



Common Areas



East Wing - First Floor

34,630 SF

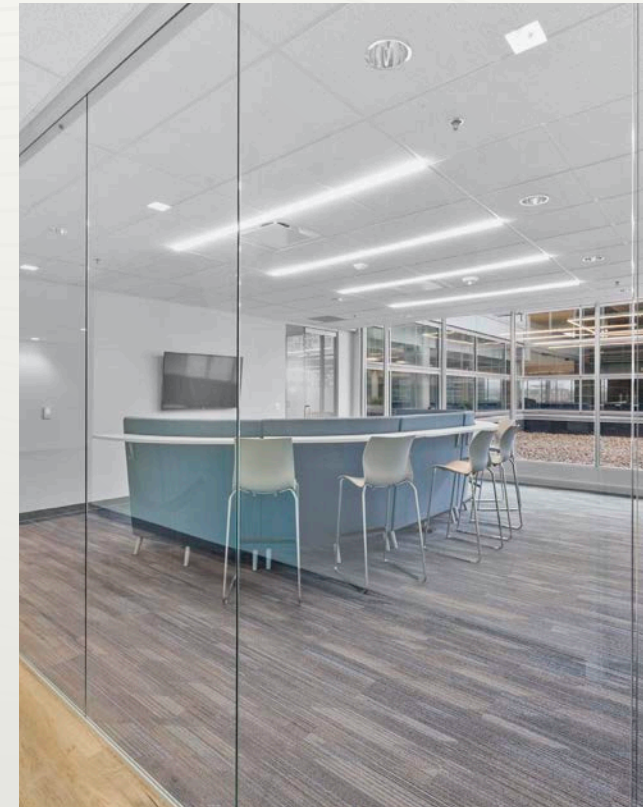
PARTIALLY FURNISHED OFFICE

FLOOR PLAN



Available

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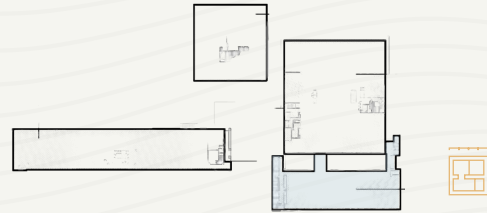


East Wing - South Second Floor

15,912 SF

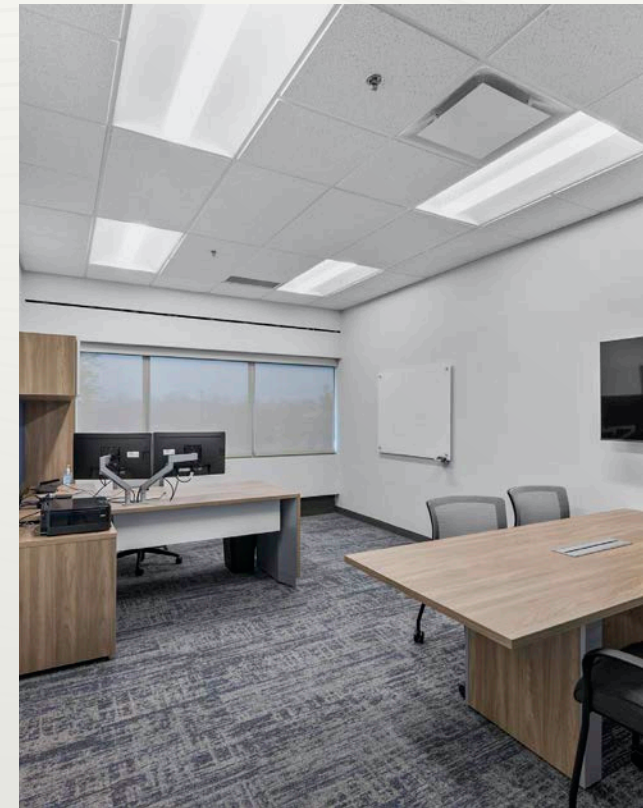
PARTIALLY FURNISHED OFFICE

FLOOR PLAN

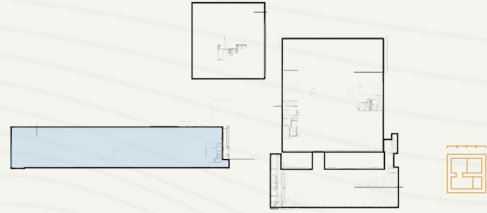


Available

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West Wing Up To 44,502 SF



FLOOR PLANS

Lab Space
19,340 SF
SECOND FLOOR

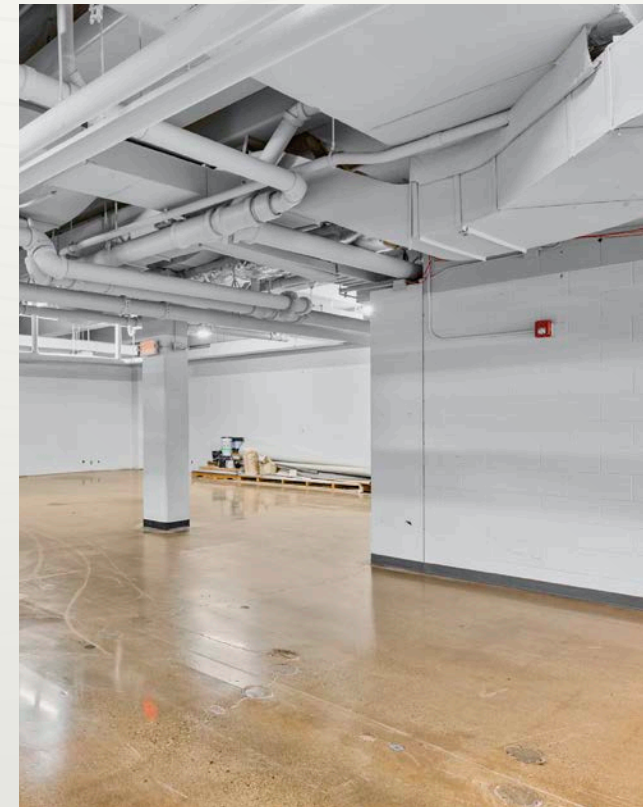
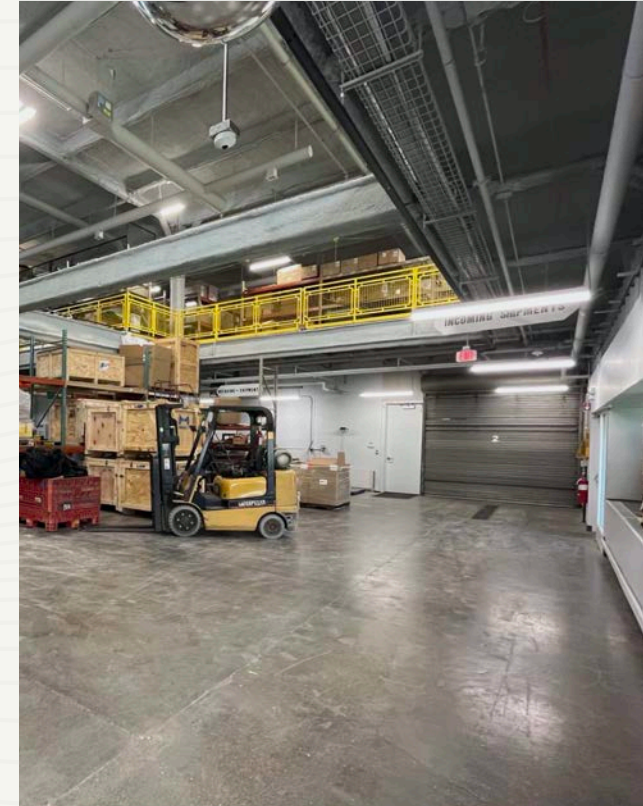


Lab or Office Space
25,162 SF
THIRD FLOOR

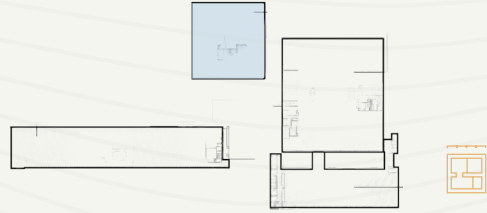


Available

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North Building Up To 32,037 SF

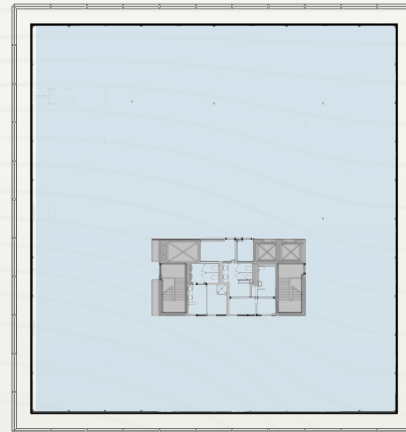


FLOOR PLANS

Office Space
16,040 SF
THIRD FLOOR



Office Space
15,997 SF
FOURTH FLOOR

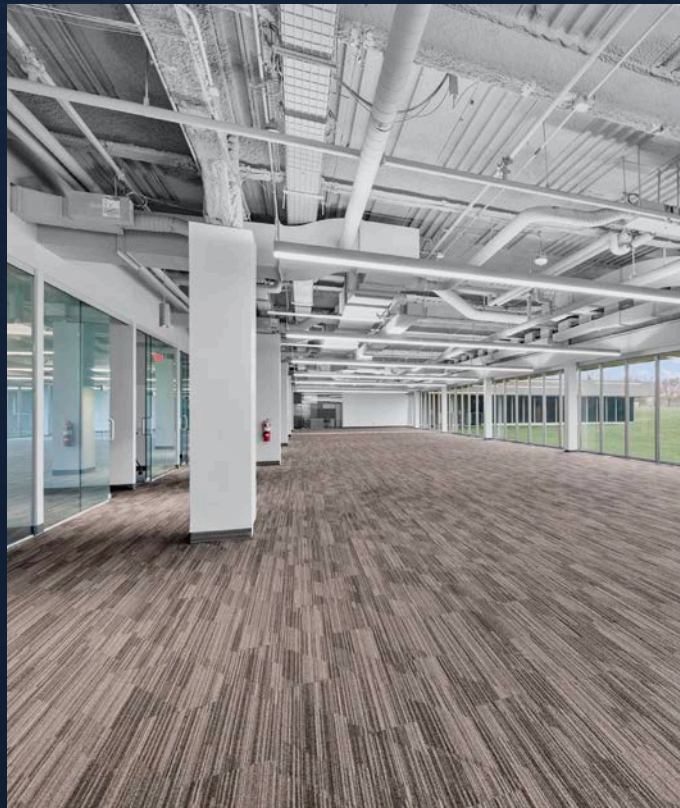


Available

**** CAN BE COMBINED FOR 32,037 SF**

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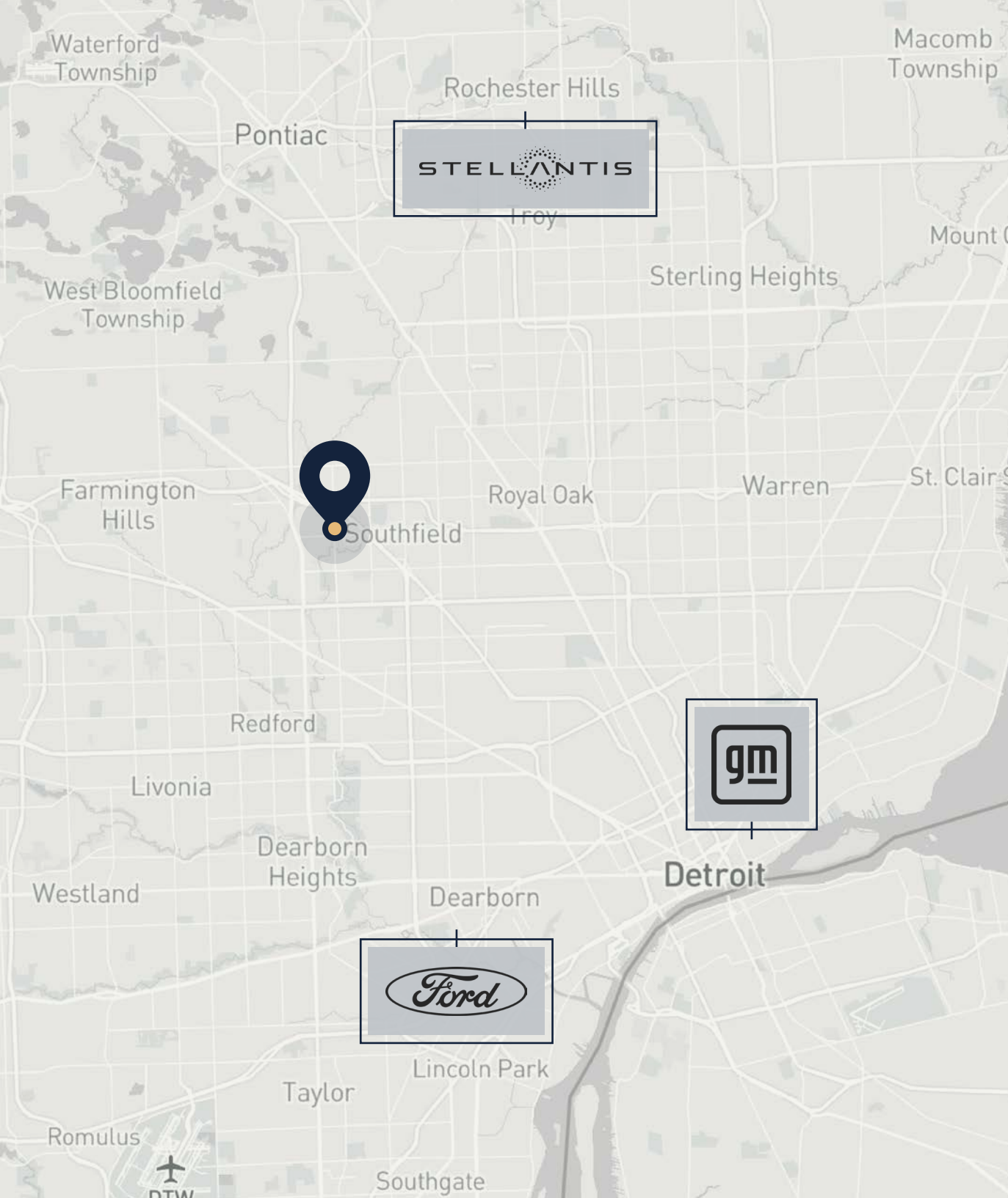
Spectacular Specs

Address	26555 Northwestern Hwy, Southfield, MI 48033
Building Type	Office/R&D
Year Built / Renovated	1967 / 2020
Auto Parking	926 Spaces
Ground Level Doors	5 Total
Power	9,700a / 13,200v
Wet System	Sprinkler Heads & Fire Pump
Cooling Tower	Boston Aircoil Company (BAC) MOD s15E-1212-09LN
Zoning	Education Research Office
Construction Type	Steel
Roof System	Rubber w/ 10 A Srtone
HVAC	Mix of Hot Water Oiler & Fire Pump
Natural Gas / Electricity	Consumers Energy / DTE
Sewer / Water	City of Southfield

Spaces Available For Lease


1st Floor - East Wing	34,630 SF
2nd Floor South - East Wing	15,912 SF
1st + 2nd Floor - East Wing	50,542 SF
2nd Floor - West Wing	19,340 SF
3rd Floor - West Wing	25,162 SF
2nd + 3rd Floor - West Wings	44,502 SF
3rd Floor - North Building	16,040 SF
4th Floor - North Building	15,997 SF
3rd + 4th Floor - North Buildings	32,037 SF
Total Available Area	127,081 SF






Southfield: A Strategic Business Location

 **Geographic**
Center of Metropolitan
Detroit

 **20 Minutes**
From Downtown
Detroit

 **30 Minutes**
From Detroit Metro
Airport (DTW)

 **Neutral**
To “Big Three”
(Ford, GM, Stellantis)

 **Conveniently**
Located Near I-696
and M-10

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SOUTHFIELD
MICHIGAN



SOUTHFIELD | MICHIGAN

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